

KENDRICK PARK DESIGN ADVISORY COMMITTEE
Thursday, March 10, 2011 – 4:00 PM
Town Room, Town Hall
MINUTES

MEMBERS PRESENT: Peg Roberts, Marilyn Rodzwell, Alan Snow, Hope Crolius, and Susan Sheldon

MEMBERS ABSENT: Liz Rosenberg, Peter Blier and Christina Mata

STAFF PRESENT: John Musante, Town Manager (Staff Liaison)
Dave Ziomek, Director of Conservation and Development (KPDAC Member)
Linda Chalfant, Director of LSSE (KPDAC Member)
Christine Brestrup, Senior Planner (KPDAC Member)

OTHERS PRESENT: Steve Cecil and David O'Connor of The Cecil Group

1. **Announcements** – none
2. **Minutes** – none reviewed
3. **Park Program – Review**

Mr. Cecil and Mr. O'Connor reviewed the Park Program with the committee along with a list of "Discussion Items" dated March 10, 2010 [should be 2011] (attached). Among the items discussed were:

- Should the curb line on North Pleasant Street be moved to accommodate parking?
- What do the Police Department and the Fire Department think of one-way northbound traffic on North Pleasant Street?
- We should plan for a re-arrangement of the roadway and parking along the east side of North Pleasant Street.
- Parking on both sides of North Pleasant Street could work if traffic flow is restricted to one-way; or parking on one side could work if traffic flow is two-way.
- A sidewalk will be needed next to the parked cars.
- Where should snow be stored?
- The committee or staff should meet with the Police Department and the Fire Department to solicit their opinions about one-way traffic on North Pleasant Street.
- Room should be left at the north end of the park for the installation of a sidewalk; pedestrians should be kept up on the crest of the hill.
- The park program has been changed to de-emphasize skateboarding as an activity.
- We should assume that some percentage of the paths in the park will be plowed in winter.
- We should think about "continuing notions of stewardship" and plan to set up a Friends of Kendrick Park.

Ms. Crolius asked if the consultants could provide us with examples of parks that have had successful "Friends" programs.

Mr. Cecil encouraged the group to design what we want and then think about funding and timing.

Mr. Cecil stated that the design should be compatible with overhead wires at first, since those wires exist now, but we should plan on putting the wires below grade eventually. We should think about where to put the utilities and budget for underground conduit. Half of the cost of

burying the utilities is in the buried conduit. There will be a need for multiple conduits and connection boxes. The town will need to negotiate with the utility companies as well as property owners who will be affected. The property owners will need to agree to the change. Utility lines can be placed underneath sidewalks with cover panels over hand-holes. There are utility poles on North Pleasant Street, Triangle Street and East Pleasant Street. We should try to get the conduit put in soon to avoid the need to reconstruct the park after it has been built.

Mr. Cecil stated that the design should include something about the interpretation of Tan Brook as part of the park's heritage.

4. Conceptual Plans – review, with The Cecil Group, in preparation for March 24th public presentation

Mr. Cecil reviewed the "Preferred Alternative" Plan dated March 10, 2011, that had been prepared in response to the comments received from the public on February 10th and the comments received from the committee on February 24th.

- The performance space is for 200 people and is reconfigured from that shown on the preliminary Alternative Concept Plan C.
- There is a better relationship with surrounding uses.
- People will be comfortable sitting and looking towards the summer play lawn/winter ice rink.
- The stage location and set-up is flexible; a stage can be brought in.
- The pergola no longer serves as a stage, but rather as a place to stand and look at a performance.
- The lawn provides a place for play in the summer, an ice rink in the winter and a location for a stage.
- The south end of the park can have a packed gravel surface as used in European parks.
- The southern space is large – at least 160 x 120 feet.
- The pergola can have benches underneath it and a path for walking through it.
- The trellis/pergola at Kendrick Park will be visible from East Pleasant Street as people drive by.
- Mr. Cecil encouraged committee members to look at the new North End Park in Boston and the Post Office Square Park for trellis designs.
- Tan Brook runs under the lawn area.
- People will be able to walk through where the amphitheater seating is located.
- The play area will be accessible from a cross path; the main path will not run through it; the play area should be near the parking along the street, for the convenience of parents.
- At the north end there should be some sort of marker, with annuals or permanent plantings.
- At the south end there can be a mirror image, but grander, perhaps with a water feature, augmented with seasonal plantings.
- At the south end the lawn in the center can be a structural lawn, with shrubbery on the edge.
- Access from the west should be made easy for farmers' markets and other events.
- There will be more benches on the east side, to keep the west side open.
- The design will need to respond to the existing trees; we should figure out which trees create a canopy and which trees create barriers.
- The sidewalk should be extra wide at the south end to accommodate Christmas tree sales and trucks that will come to the farmers' market; slanted curbing can be used for ease of access.
- We should explore whether parking can be installed along East Pleasant Street.
- Committee members asked staff to check with Guilford Mooring about parking on the west side of East Pleasant Street and whether it will interfere with the bike lane in that vicinity.

- The curb line on the west side of East Pleasant Street would need to be moved into the park by 7 to 7 1/2 feet to accommodate parking there; parking along East Pleasant Street would give this part of town a more urban feel.

Mr. Snow asked about the feasibility of a roundabout at the intersection of Triangle and East Pleasant Streets, instead of the proposed widening of Triangle Street. Mr. Cecil noted that roundabouts do not work well in the center of villages. He recommended keeping the intersection as tight as possible, but not installing a roundabout.

Mr. Cecil stated that the consultants will study where trees are located now and how many will need to be removed. If there will be no parking along East Pleasant Street, he recommends a “tree lawn” between the sidewalk and the street.

Ms. Roberts and Ms. Crolus agreed that parking along East Pleasant Street is not really essential and that it will not serve the businesses located there.

Mr. Musante observed that there is no park in place today and that we should think about our vision for the downtown when considering the park design. Our vision for the downtown includes dense infill development across the street from the park. With this type of dense development, parking along the street will make sense.

Mr. Cecil stated that if there is parking along East Pleasant Street there should be a sidewalk there, too. Also we should consider a street tree improvement program on East Pleasant Street and add trees to the east side of the street. We should also consider Pray Street. The private lots there will get filled up during big events at Kendrick Park. Mr. Cecil noted that Pray Street is underutilized.

Ms. Roberts commented that she likes a “discovery experience” in a park. She also likes the open quality of the northern space in Kendrick Park.

Ms. Sheldon suggested moving the path along the northern edge of the northern space farther to the north to maintain the large size of the northern space. There was a discussion about the size and shape of the northern space. Mr. Cecil responded that the next version of the plan would be more “light-handed” with regard to the northern space.

Mr. Ziomek said that he liked the direction that the design was taking. He asked how we should deal with Tan Brook and the consultants offered to discuss this issue with Mr. Mooring. There was a discussion about the drainage issue around Tan Brook. Mr. Ziomek noted that we don’t want water pooling in the park in spring time.

Mr. Cecil suggested that the civil engineers on his team would try to figure out a technical solution and build it into the budget.

Mr. Snow asked about irrigation and the group agreed to talk to Mr. Mooring about this.

Mr. O’Connor stated that the design would provide “yard hydrants” at about 300 feet apart, especially if there were no irrigation.

Mr. Cecil suggested that the “great lawn” area might benefit from irrigation because it could get heavy use.

Mr. Musante thanked the consultants and said their work was very exciting and responsive to the comments expressed at the meetings in February. He liked the balance between the hard and soft parts of the park design and liked the performance area. He said we should think in terms of a 40-50 year horizon for the design of the park.

Mr. Cecil said that the design has planned for a “grand canopy” of trees in the future. Ms. Roberts said that we should also protect the canopy that is there now. All agreed to plan for the long term.

Mr. Cecil noted that the design should encompass a vision that can be done in “chunks”. The consultants will recommend funding sources and grants for which we can apply.

Mr. Cecil stated that we need a high quality survey to proceed with the next stage of design and construction. Construction is expected to take about 6 months.

Lyle Denit, a Boy Scout leader, commented on the Christmas tree sales. He had prepared a set of comments on the design of Kendrick Park, which he submitted to the committee. (A copy is attached.) Among the topics that he discussed with the committee were the following:

- Security is an issue;
- In the past the Boy Scouts would drive fence posts into the ground to string wire to support the Christmas trees; he asked if this could be considered in the design;
- The wire is heavy-gauge, with 6” squares, and 1/8” diameter wire;
- He showed on the plan the area that is used for tree sales; it does not extend north of McClellan Street; it extends from the corner of the People’s Bank [formerly Bank of Western Mass] south to the end of the park;
- The Boy Scouts would prefer a flat central panel rather than a raised one;
- There is a need for lighting; currently they have their own utility pole and have the electricity turned on by the utility company for the Christmas season.

Mr. Cecil noted that there would be a different lighting scheme in the design. It would have a pedestrian scale.

Mr. Denit stated that the Boy Scouts would consider another location within the park, but they like the visibility of the south end. The posts for the wires are usually set 6 to 8 feet apart.

5. **New Business** – none
6. **Future Meetings** – The committee planned for the public meeting on March 24th.
7. **Adjournment** – The meeting was adjourned at approximately 7:00 p.m.

Respectfully submitted:

Christine M. Brestrup, Senior Planner